



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Presentation of the Community Improvement Award

MEETING DATE: January 16, 2002

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the Mayor present to John & Connie Goulart, property owners of Kettleman Court Apartments, 911-937 W. Kettleman Lane, the Community Improvement Award to recognize their contribution to the improvement of Lodi.

BACKGROUND INFORMATION: This 46-unit apartment complex was the focus of an extensive code enforcement abatement action while under previous ownership. Under that previous ownership the property was a public nuisance due to the blight from the accumulation of junk cars, garbage and debris. This nuisance was compounded by the severe deteriorated and substandard conditions which existed throughout most all of the apartment units. These conditions included extensive mold caused by leaking roofs, lack of operable heating facilities which in some cases existed for over a year, severe roach infestation and a serious problem of missing or inoperable smoke detectors.

The code enforcement action in December of 2000, generated a 25-page Notice and Order to Repair which spelled out 279 items that needed repair or correction and gave specific deadlines for correction of the most severe of the substandard conditions and a final deadline for all corrections to be made. The previous owner, having failed to meet those deadlines and facing an increasing toll of Non-Compliance Fees, decided to get rid of the property. The investment group which held the financing on the property was instrumental in locating a responsible buyer who could come in and do what was necessary to properly correct the substandard housing conditions and abate any nuisance of blight.

Enter John & Connie Goulart, who made contact with us immediately to assure that they intended on going above and beyond in correcting whatever deficiencies existed at the property. Realizing that the property could not be rehabilitated to the extent that they planned while still occupied, the Goularts' vacated all the units and started on a rehab project that included the removal of most all of the drywall throughout the units to eliminate the mold-contaminated material, the installation of insulation to better weatherize the units, the replacement of all windows with energy-efficient dual-pane windows, the complete reroof of all buildings to address the severe leaking and the installation of new heating/air conditioning units (HVAC) for each unit. The dwelling units were then finished off with new carpeting and appliances and the exterior yard areas were landscaped properly to address previous flooding and drainage problems.

APPROVED:


H. Dixon Flynn -- City Manager

For their efforts and accomplishments in making one of the worst properties in Lodi now one of Lodi's best, the Eastside Improvement Committee has awarded them the Community Improvement Award for the month of January 2002.

FUNDING: None

A handwritten signature in black ink, appearing to read 'Konradt Bartlam', with a long horizontal line extending to the right.

Konradt Bartlam
Community Development Director

Prepared by Joseph Wood, Community Improvement Manager

KB/jw

c: Eastside Improvement Committee
John & Connie Goulart